

# MISSOURI Real Estate Appraisers COMMISSION

Volume 7 Number 1

January 2000

## MISSOURI REAL ESTATE APPRAISERS COMMISSION

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reacom@mail.state.mo.us  
Home Page  
<http://www.ecodev.state.mo.us/pr/rea/>

Mel Carnahan, Governor

Joseph L. Driskill, Director  
Department of Economic Development

Randall J. Singer, Director  
Division of Professional Registration

### COMMISSION MEMBERS

Willie L. McCann, Chairman  
Linda Blake, Vice Chairman  
Thomas J. Garnett, Member  
David Millin, Member  
Henry "Hank" Clabaugh, Member  
Dorothy (Dottie) Phelps, Public Member

### STAFF MEMBERS

Judith A. Kolb, Executive Director  
Laura Vedenhaupt, Licensing Tech  
Mark Schoon, Assist. Attorney General



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## MISSOURI

DEPARTMENT OF ECONOMIC DEVELOP-

### OFFICE HOURS

The office of the Missouri Real Estate Appraisers Commission is open Monday through Friday except on state holidays, with staff available to assist you between

## RENEWAL CHANGES for 2000

**WELCOME TO YEAR 2000!** The MREAC will make major changes to the renewal of all certifications and licenses this year. Beginning with the Year 2000 renewal:

- The Commission will begin switching to a biennial (two-year) renewal date with those licensees whose continuing education expiration date is June 30, 2000. The fee for renewal will be \$300 for those licensees on the biennial renewal cycle.
- Remainder of licensees will convert to the new biennial cycle over the next 3 years at the time of their continuing education expiration date.
- The Commission will no longer keep track of continuing education on the licensees. Instead licensees shall provide verification of completion of continuing education by affidavit at the time of renewal.
- Affidavit must contain a truthful statement of continuing education courses completed by the licensee that have been approved by the Commission. (Approved courses on MREAC web site: [www.ecodev.state.mo.us/pr/rea/](http://www.ecodev.state.mo.us/pr/rea/)).
- Retain all completion certificates and refer to them when listing the courses completed on the affidavit.
- Retention of completion certificates will be for 5 years and must be made available for review upon request by the Commission.
- Continuing Education hours shall be determined by looking at the Chart on Page 3. Notification of CE hours due, expiration date, and fee will appear on the affidavit attached to the renewal notice.



Willie McCann

The biennial renewal became necessary in order to convert to a new automated licensing system which would be compliant with Year 2000. This new system provides information instantly regarding our licensees, and this year will have the capability of scanning all incoming documents to the system as well.

To implement the biennial renewal, Section 4 CSR 245-4.020 and 4 CSR 245-8.010.2, Missouri Real Estate Appraisers Commission's Rules and Regulations, became effective on December 30, 1999, stating that renewals shall expire on June 30 in every even-numbered year and that the Commission may prorate continuing education and fees in order to put all licensees on this biennial renewal.

On behalf of the Commission and staff, have a happy and prosperous New Year!



## DISCIPLINARY ACTIONS

Steven Goldman

RA001763 – Certified Residential

Violations: USPAP Violations: SR 1-1(a)(b)(c); SR 1-4(b)(iii)(iv)(v)(vi); SR 1-4(c); SR 2-1(a)(b).

Joint Stipulation with MREAC. Effective 8-24-99

Probation 1 year. Complete 15 hours tested course in 1999 Uniform Standards of Professional Appraisal Practice; 30 hours tested course in Introduction to Income Capitalization; 8 hours tested course in Highest & Best Use Analysis. Maintain a log of all appraisal assignments completed, including estimate of value, which shall be submitted to MREAC 30 days prior to expiration of disciplinary period with possible selection of samples of his appraisals for review by the Commission.

James D. Shea, III

RA 002674 – Certified Residential

Violation: USPAP Violations: SR 1-1(a)(b); SR 2-1(a)(c); SR 2-5

Joint Stipulation with MREAC. Effective 9-1-99

Probation 1 year. Complete 15 hours tested, if course offers examination, in Uniform Standards of Professional Appraisal Practice (5.0 Professional Standards of Practice completed April 13-14, 1999 will satisfy requirement); 30 hours tested, if course offers examination, in market data analysis. Maintain log of appraisal assignments completed, including estimate of value, which shall be submitted to MREAC 30 days prior to expiration of disciplinary period with possible selection of samples of his appraisals for review by the Commission.

Thomas Rupl

RA002662 – Certified Residential

Violation: USPAP Violations: SR 1-1(a)(b); SR 2-1(a)(c).

Joint Stipulation with MREAC. Effective 9-1-99.

Probation 1 year. Complete 15 hours tested, if course offers examination, in Uniform Standards of Professional Appraisal Practice (5.0 Professional Standards of Practice completed April 13-14, 1999 will satisfy requirement); 30 hours tested, if course offers examination, in market data analysis. Maintain log of appraisal assignments completed, including estimate of value, which shall be submitted to MREAC 30 days prior to expiration of disciplinary period with possible selection of samples of his appraisals for review by the Commission.

Samuel L. Levota

RA002533 – State License

Violation: USPAP Violations: SR 1-1(a)(c); SR 1-2(a); SR 1-4(b)(ii); SR 1-4(c); SR 1-5(a); SR 2-1(b); SR 2-2(b)(i)(xi).

Joint Stipulation with MREAC. Effective 10-25-99.

Probation 2 years. Complete 30 hours tested course in Principles of Real Estate Appraising; 30 hours tested course in Market Data Analysis; 7 hours tested course in Cost Approach. Maintain log of all appraisal assignments completed, including estimate of value, submitted to MREAC annually 30 days prior to anniversary of disciplinary period going into effect for possible selection of samples of his appraisals for

## USPAP QUESTIONS AND ANSWERS ON LINE

The Appraisal Standards Board Questions and Answers bulletins can be accessed by going to their web site: [www.appraisalfoundation.org/asb-q&a.htm](http://www.appraisalfoundation.org/asb-q&a.htm).

## MESSAGE FROM DIVISION DIRECTOR



*Randall Singer*

On September 23, 1999, the Division of Professional Registration converted to a new licensure system called PROMO. PROMO is an acronym which stands for "Professional Registration of Missouri", and it was developed by IFMC (Iowa Foundation for Medical Care). PROMO is a software program with two components—a licensure system and a complaint/investigation tracking system. Following is a brief description of the changes you will experience as a result of the new licensing system.

◇ **License Numbering System.** With the previous mainframe system, a license number contained the profession code followed by a 6-digit number. With PROMO, a license number will be the year of license followed by a 6-digit number. Example: 1999134178. This is a Division-wide numbering system and will allow the Division to capture valuable licensing information on a Division-wide scale. Individuals that were licensed prior to September 23, 1999 will still maintain their previous license number in the format of the profession code followed by a 6-digit number.

◇ **New Security License Paper.** Licenses are now being printed on a new security paper. Several small State of Missouri seals appear on the reverse of both the wallet-size card and wall-hanging document. The seals are in red ink. If you rub on a seal, it will fade. If you photocopy the license or wall-hanging document, VOID will appear on the photocopy. You will also notice that the wallet-size card is laminated and both the wallet-size card and wall-hanging document are perforated for easy removal.

◇ **More Accessibility to Records.** The new licensure system will allow staff to search for a licensee even if the caller is not exactly sure of the spelling. The system will also allow searches by previous last names.

Since all Boards, Committees and Commissions under the Division of Professional Registration share the same core business needs, it made sense to convert previous systems to one unified licensure system for the entire Division. Right now we have a lot of data in systems, with implementation of the new PROMO system we are eager to transform that data into information and

CONTINUING EDUCATION AFFIDAVIT  
Missouri Real Estate Appraisers Commission  
P.O. Box 1335  
Jefferson City, MO 65102-1335

(Last Name, First, MI)

(License Number)

CE Expiration Date: \_\_\_\_\_

CE Hours Due: \_\_\_\_\_

Fees: \_\_\_\_\_

☐ I have completed a minimum of seven (7) hours of the Uniform Standards of Professional Appraisal Practice (USPAP).

| COURSE SPONSOR   | COURSE NAME | DATE COM- | HOURS* |
|------------------|-------------|-----------|--------|
|                  |             |           |        |
|                  |             |           |        |
|                  |             |           |        |
|                  |             |           |        |
|                  |             |           |        |
|                  |             |           |        |
| TOTAL HOURS COM- |             |           |        |

If your continuing education is due, you must complete the following in order to renew your license:

**I hereby certify that the continuing education courses approved by the Missouri Real Estate Appraisers Commission listed above were completed during the required continuing education period.**

Original Signature (Must be signed in presence of a notary)

Date

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_  
(Day/Month/Year)

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

STATE OF: \_\_\_\_\_ COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC EMBOSSEER SEAL OR BLACK INK RUBBER STAMP SEAL

**\*Time devoted to examinations, other than brief periods for review and self-graded quizzes, may not be credited toward**

| CONTINUING EDUCATION DUE |                             |                   |                                      |                                |
|--------------------------|-----------------------------|-------------------|--------------------------------------|--------------------------------|
| Type                     | Original Issue Date Between |                   | Continuing Education Expiration Date | Continuing Education Hours Due |
| Renewal                  | 1990                        | July 1, 1997      | June 30, 2000                        | 30 Hours                       |
| Renewal                  | 1990                        | July 1, 1998      | June 30, 2001                        | 42 Hours                       |
| Renewal                  | 1990                        | July 1, 1999      | June 30, 2002                        | 42 Hours                       |
| First Renewal            | July 1, 1999                |                   | June 30, 2002                        | 42 Hours                       |
| First Renewal            | July 2, 1999                | December 31, 1999 | June 30, 2003                        | 42 Hours                       |
| First Renewal            | January 1, 2000             | June 30, 2000     | June 30, 2000                        | 0 Hours                        |

Division of Professional Registration  
Real Estate Appraisers Commission  
PO Box 1335  
Jefferson City MO 65102

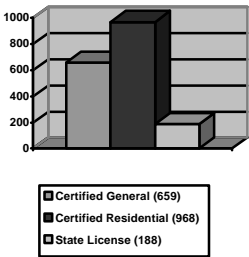
**COMMISSION MEETING DATES**

April 5-6, 2000 - Osage Beach  
July 26-27, 2000 – Jefferson City  
October 18-19, 2000 – Branson

Additional meetings may be scheduled or changed if necessary.

All Commission meetings normally convene at 8:00 a.m.

**LICENSEE STATISTICS**  
Effective January 10, 2000



**2000 Examination Dates**  
University of Missouri/  
Columbia

January 21, 2000  
March 24, 2000  
May 19, 2000  
July 21, 2000  
September 22, 2000  
November 17, 2000

**MISSOURI**  
**REAL ESTATE APPRAISERS COMMISSION**  
**SEMINAR**

***“2002 and YOU”***

**April 7, 2000**  
**1:00 – 5:00**

The Missouri Real Estate Appraisers Commission will offer a four (4)-hour continuing education seminar on Friday, April 7, 2000, at 1:00 p.m.

The MREAC Seminar will be **FREE OF CHARGE** and will be offered in conjunction with the Missouri Appraiser Advisory Council's Conference at Osage Beach, MO being held on April 7 and 8, 2000.

If you are interested in attending the MREAC Seminar, please complete the following and return to the Missouri Real Estate Appraisers Commission.

Name \_\_\_\_\_ Cert./License # \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone Number \_\_\_\_\_

*Return to: Missouri Real Estate Appraisers Commission  
P.O. Box 1335  
Jefferson City, MO 65102*

PLEASE  
PLACE  
POSTAGE  
STAMP

Division of Professional Registration  
Missouri Real Estate Appraisers Commission  
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